

**NORTH SMITHFIELD  
SCHOOL BUILDING COMMITTEE**

**April 26, 2007**

**KENDALL DEAN**

**5:30 p.m.**

**BOARD MINUTES**

**Present: David Chamberland, Paul Vadenais, Jane Biron, Scott Majeau, Steve Lindberg, John Perry, Edward Yazbak, and Paul Nordstrom.**

**Others Present: John Lahar, Robert Desrochers, Gary Ezovski, Ron Fagnoli, Charlie Roberts, Steve Hughes, David DeQuattro, Jeff Nemecek, Steve Maceroni, and Jill Gemma.**

**This meeting was called to order at 5:34 p.m. Following Roll Call by Jane Biron the minutes of the April 12, 2007, meeting were reviewed. Motion to approve the minutes was made by Paul Nordstrom and seconded by John Perry. The committee unanimously approved the motion.**

**Payment of invoice #8 Rev 1 was submitted by Gilbane in the amount of \$187,370.80 for Construction Management services for the period**

through March 31, 2007. Motioned to approved payment for this invoice was made by David Chamberland and seconded by Edward Yazbak. Mr. Lindberg asked that a member of the board review in great detail all invoices before each meeting. David Chamberland will meet with Charlie Roberts to review payment on the site before bringing them before the board. Future bills will be submitted on the last days of the month according to Charlie Roberts. Stephen Lindberg then asked what the reference to MIS Services meant. Ron Fagnoli said it referred to the technology department. The committee unanimously approved the motion.

Invoice #9 was submitted for review only.

## **NEW BUSINESS**

Cash Flow Analysis - This report was submitted by Gilbane. During this budget time it should be determined how much to borrow and how to fund it (bond). Steve Maceroni said the Town should go out to bond in May to fund the project for the next year and this would eliminate the budget impact (taxes) for the next year. Edward Yazbak asked if North Smithfield could still join other communities to go to bond. Accordingly to Steve Maceroni yes, the more that join the lower the issuances (in July). Bans were explained as Bond Anticipated Notes. Steve Maceroni explained the options of Bans and Bonds. Bans can be in place as long as five years. Then permanent financing would be acquired. By the next meeting four plans of

financing will be presented, i.e., 1. issuing a 27M ban, 2. 30M note from July to July then go to bond, 3. Traditional bond issuance and 4. a note till next budget to ease into payment.

Jill Gemma and Steve Maceroni discussed the Debit Service exemption from 3050 might be an option, if we qualify.

### **Update Report – Gilbane**

Discussion followed regarding the use of the small brick building located at the beginning of the high school driveway as a trailer for Gilbane. The existing vendors will be used by Gilbane and also they will pay for all utilities, damages that might incur during this use. Bob Desrochers will consolidate the bills and send a statement to Gilbane for payment. Steven Lindberg would like a contract drawn up and brought before the School Committee for signing regarding this agreement.

Recommendation to Award (RTA) - Briggs Engineering & Testing will be used for independent testing and inspections at a cost of \$50,000. Testing will be done on the concrete and steel. A report will be given to the Town, architect, Gilbane, and the individual contractors. Structural engineers will continue to inspect throughout the project. This is part of the quality control.

David Chamberland mentioned that the PSI was a point of interest by

some individuals in town. It was also mentioned that Briggs was asked to leave Bryant University (Also, a clerk-of-the-works was asked to leave) due to the inability to work with an inspector regarding testing. Gilbane will report on the testings and report directly to the board. The board can terminate the testing company at any time and hire another company. Edward Yazbak made motion to award the contract to Briggs Engineering & Testing for Independent Testing and Inspections in the amount of \$60,000 or less. Paul Nordstrom seconded the motion. The committee unanimously approved the motion.

**Well Status –** The new well C is now at 12 gallons of water per minute.

It was recommended that the neighbor's well be drilled to 400 feet and capped, she now has an open well. The Department of Health approved the new location. It was recommended that a member of the Board or Town Official approach the neighbor for permission to drill (this would be a new well and pump).

**ISDA Approval Status -** Wetlands letter was sent to DEM. All of DEM's issues were addressed in the letter. DEM's permits must be in hand before the Town Inspector will issue a building permit. The start date will be May 22nd if all permits are in place.

**High School Septic System –** The high school septic system is in good condition and is not in failure. At this time it does not need to be replaced. Recommendations were made to extend that life of the

**system. Better to repair a system than replace it.**

**Steve Hughes presented the schedule of Project Alternates for Approval:**

**#1 Concrete walks in lieu of bituminous walls was recommended. Decisions must be made by August for the high school and spring for the middle school.**

**#2 Concrete Ramp at Bus Turnaround was already approved.**

**#5A Gym Flooring Wood was recommended and suggested to air condition the gym.**

**#6 Vinyl Quartz Tile Flooring was recommended.**

**#8 Building-integrated Photovoltaic Panels – this glass panel generates electricity and can be used by science classes.**

**#9 Radon Mitigation System has been already accepted.**

**#10 Speech Amplification – Pre-wire speakers would be located in the Auditorium, classrooms for AV projectors and teacher's computers.**

**#11 Precast Curbs was rejected by Gilbane.**

**#12 Well Water Tank - Within the GNP as long as the design stays the same. If there is a change it will be considered an add-in.**

**#13 Acid Waste & Vent System was rejected by Gilbane; there is a tank in place.**

**#14 Well Piping C to A – Required/imposed by the State.**

**#15 Well Piping from Well C to Middle School was eliminated.**

**High School and Elementary School Security Systems only. There was a change in BP 16B Security from \$65,241 to \$107,000 bring the total to \$332,287.**

**David Chamberland stated the above will be paid for out of the Owner's Contingency of \$550,000. Ron Fagnoli felt all the above should be from the GMP and not the Owner's Contingency. Gilbane will research when a decision should be made and if the contractors would extend the time beyond the 90 days agreed upon. The Owner's Contingency funds need the board permission for access by Gilbane.**

**#3A Football Field – Financial funding for this was debated and it was not recommended at this time in the project. Other site work needs to be done first. Jane Biron would like to see the previous bond be used for this project. Stephen Lindberg suggested a smaller group be formed to work on the football field situation including the track. This**

sub-committee will consist of Stephen Lindberg, Jane Biron, Scott Perry, Bob Desrochers, and Dave DeQuattro. David Chamberland suggested a hold on alternates until next week when the board meets to make a decision.

Charlie Roberts addressed meeting all schedules on time. All erosion control was in place around the project and a protective fence was being install and should be completed by Monday. Clearing of trees will start where the new basketball court will be and continue to the front of the high school. This work should be completed by Saturday.

Fleet will start removing the tree stumps next week. Unsuitable material will be removed and new fill will be delivered. By May 22nd it should be ready for the foundation. Schedules will be issued to all contractors.

Ron Fagnoli addressed the idea of obtaining grants. National Grid might increase their rebate and the commissioning contract could be reimbursed by them. It was suggested to look to Champlin, Fienstien, Amgem and Nike for grants.

Ron Fagnoli suggested that the board's meetings should be held on the first Thursday of the month so that requisitions could be submitted for payment by the end of the month.

Stephen Lindberg read an e-mail from Robert Lefleur regarding an engraved brick as a fund raiser. This will be put on the agenda for the

**next meeting.**

**Ron Fagnoli mentioned a Master Plan Memorial. This plan would help graduating classes purchase memorial gifts for the school.**

**It was mention that the softball field will be dedicated to Patrick Dowling on May 23, 2007.**

**Stephen Lindberg referenced Bob Desrochers' e-mail regarding water tie-ins and placement of septic pipes for future use. Placement of the pipes could be placed under the parking lot now and dead-end at the street until a future tie-in.**

**David Chamberland motioned to adjourn. The meeting adjourned at 7:52 p.m.**

**The next meeting will be on May 3, 2007.**